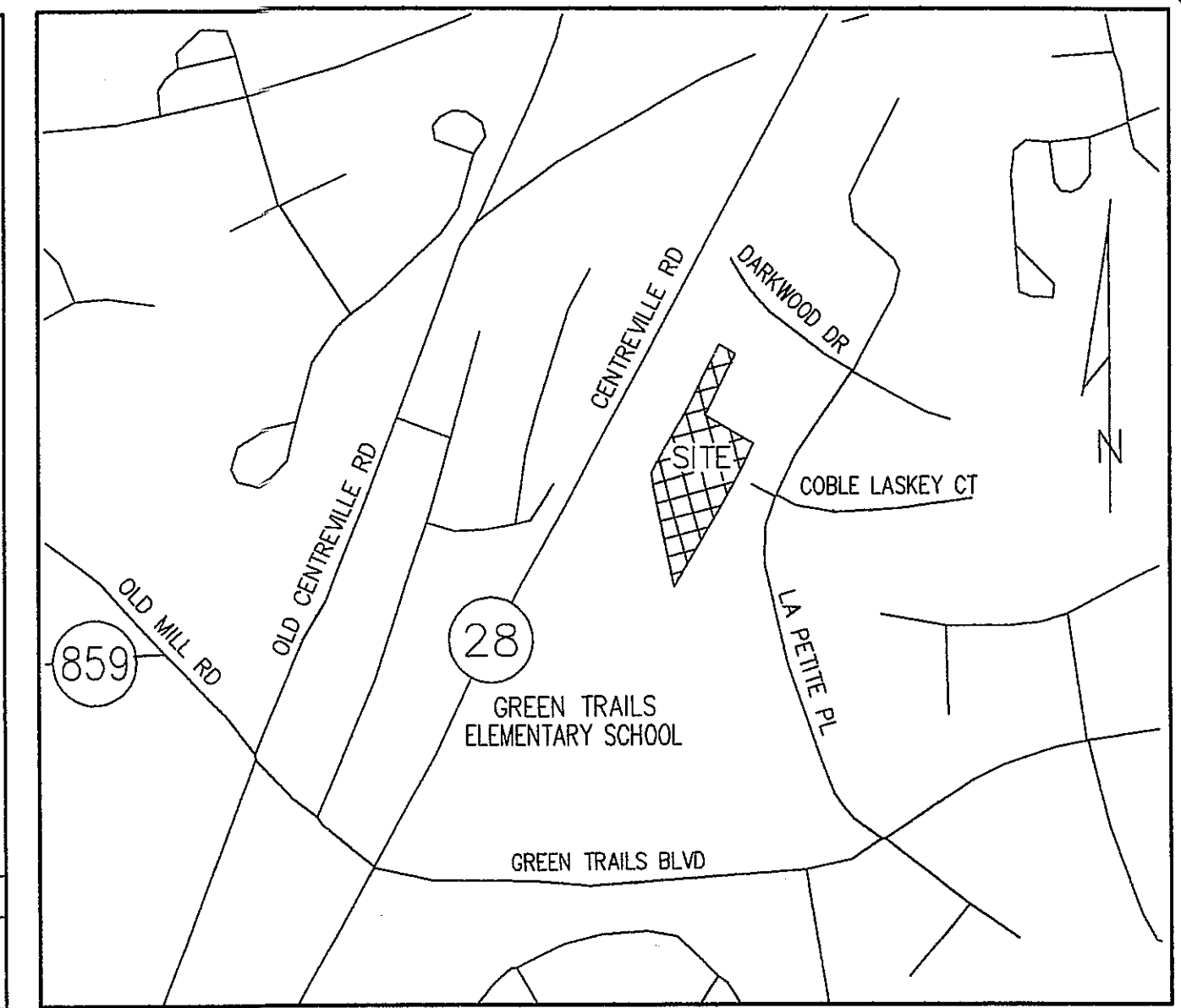


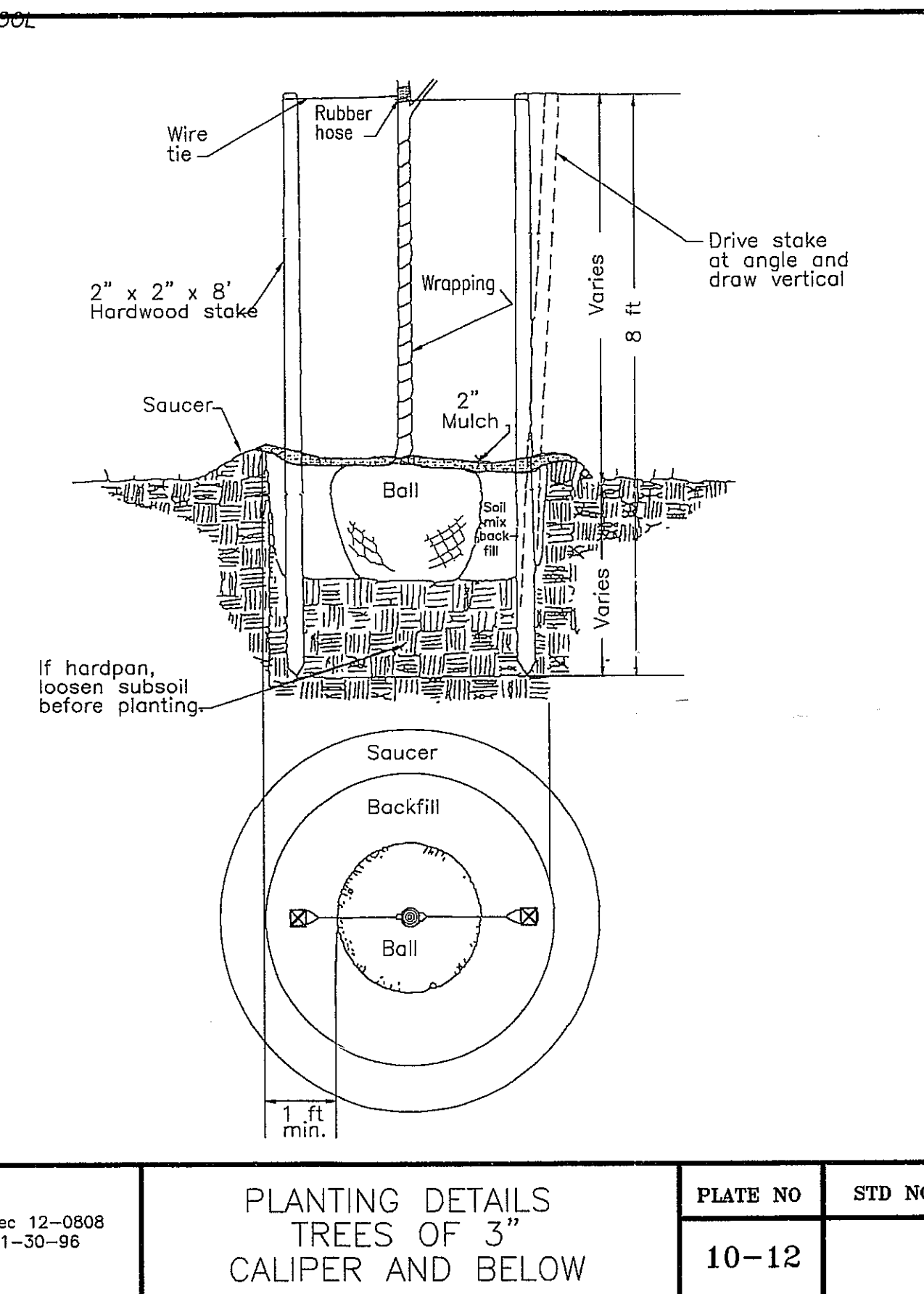
SOILS MAP
SCALE: 1"=200'



VICINITY MAP
SCALE: 1"=500'

SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT REQ'D
41B1	ROCKY LAND	MARGINAL	MARGINAL	MOD	MOD	YES
48A1	IREDELL SILT LOAM	POOR	MARGINAL	LOW	MOD	YES
52B+	ELBERT SILT LOAM	POOR	POOR	POOR	LOW	YES

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref Sec 12-0908
Rev 11-30-96

PLANTING DETAILS
TREES OF 3"
CALIPER AND BELOW

PLATE NO
10-12

STD NO

GENERAL NOTES:

- THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN AVAILABLE RECORDS.
- THE PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 65-1 ((1)), PARCEL 39.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE RECORDS.
- THE PROPERTY IS CURRENTLY ZONED R-1. PROPOSED ZONE IS R-3.
- THE PROPOSED USE OF THE PROPERTY IS SINGLE FAMILY DETACHED, RESIDENTIAL.
- THIS PROPERTY IS LOCATED OUTSIDE THE 100-YEAR FLOODPLAIN AS DEPICTED ON THE FAIRFAX COUNTY FLOODPLAIN MAPS.
- STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROLS WILL BE PROVIDED FOR THE PROPERTY, BY MEANS OF AN EXISTING OFFSITE POND FACILITY. PROVIDED THAT THE REQUIRED DETENTION AND QUALITY CONTROLS HAVE ALREADY BEEN ACCOUNTED FOR WITH THE COMPTON DEVELOPMENT, OR BY A REGIONAL FACILITY. REVIEW OF FAIRFAX COUNTY RECORDS INDICATE THIS SITE HAS BEEN INCLUDED IN THE EXISTING POND ADJACENT TO THIS SITE.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- THIS DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER.
- ALL EXISTING WELLS AND/OR SEPTIC SYSTEMS LOCATED ON THE PROPERTY SHALL BE ABANDONED WITH THE APPROVAL OF THE FAIRFAX COUNTY HEALTH DEPARTMENT.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE PROVIDED IN ACCORDANCE WITH THE CURRENT EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THIS SITE.
- THERE ARE NO TRAILS REQUIRED.
- CLEARING LIMITS ARE APPROXIMATE ONLY, AND SHALL BE DETERMINED WITH FINAL PLANS.
- OPEN SPACE AREAS ARE APPROXIMATE ONLY, AND SHALL BE DETERMINED WITH FINAL PLANS.
- LANDSCAPING SHOWN IS APPROXIMATE IN LOCATION, AND NUMBERS OF PLANTS. THE ACTUAL SPECIES, LOCATION AND NUMBERS OF PLANTS SHALL BE DETERMINED WITH FINAL CONSTRUCTION PLANS. FINAL PLANS SHALL CONFORM TO ARTICLE 13 OF THE ZONING ORDINANCE. WHERE POSSIBLE, EXISTING VEGETATION WILL BE PRESERVED TO MEET AND/OR SUPPLEMENT BUFFERING AND LANDSCAPING REQUIREMENTS.
- EXISTING NATURAL VEGETATION MAY BE SUBSTITUTED FOR PROPOSED BUFFER PLANTINGS.
- THIS SITE IS CLASSIFIED AS UPLAND FOREST PER THE EXISTING VEGETATION MAP MANUAL. AS THIS IS THE ONLY COVER TYPE AN EVM IS NOT REQUIRED. THE APPROXIMATE AREA OF UPLAND FOREST IS 1.6 ACRES.
- THE PROPOSED SANITARY SEWER LINE TO BE RELOCATED AT TIME OF FINAL ENGINEERING TO AVOID LARGE TREES, IF POSSIBLE.
- THE NOISE ABATEMENT RECOMMENDATIONS PROVIDED IN THE STUDY PREPARED BY THE WYLE LABORATORIES DATED AUGUST 27, 2002 WILL BE INCORPORATED INTO THE DESIGN OF THIS SITE. APPLICANT WILL ERECT THE WALL SHOWN IN FIGURE 3 OF THE WYLE REPORT. THE DESIGN OF THE FENCE SHALL BE BOARD ON BOARD AS PER THE WYLE REPORT FIGURE 4.

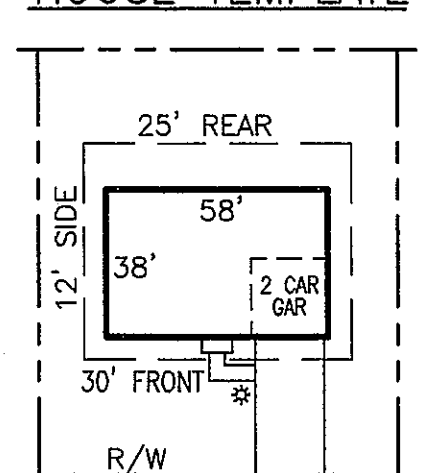
SITE TABULATION

Existing Zoning: R-1
Proposed Zoning: R-3, Conventional
Proposed Use: Residential
Average Lot Area: 11,500 SF
Minimum Lot Area: 10,500 SF
Minimum Lot Width: 80 Interior, 105 Corner
Maximum Building Height: 35 Feet
Setbacks:
Front: 30'
Side: 12'
Rear: 25'

AREA TABULATION

Site Area: 2.37 AC (103,361 S.F.)
Area of Lots: 1.48 AC (64,820 S.F.)
R/W Dedication: 0.27 AC (11,551 S.F.)
Open Space: Parcels A & B: 0.62 AC (27,007 SF)
Number of Lots: 5
Proposed Density: 2.1 DU/AC
Maximum Allowable Density: 3 DU/AC

HOUSE TEMPLATE



OWNERS
JACDISH BERRY
9727 MAURY RD
FAIRFAX, VA. 22032
(703) 323-9341 PHONE
(703) 323-8647 FAX

TREE COVER CALCULATIONS

A. GROSS SITE AREA: 103,361 SF (2.37 AC)
B. NUMBER OF LOTS: 5
C. DEDUCTIBLE AREA: 5x6,850=34,250 SF
D. ADJUSTED GROSS SITE AREA: 69,111 SF
E. PERCENT TREE COVER REQ'D: 20%
F. TREE COVER REQ'D: 20x69,111=13,822 SF
G. PRESERVED AREA: 12,703 SF
H. PRESERVED CREDIT: 1.25x12,703=15,878 SF
I. LANDSCAPE PLANTING CREDIT: 1,750 SF
J. TOTAL PROPOSED TREE COVER: 17,629 SF

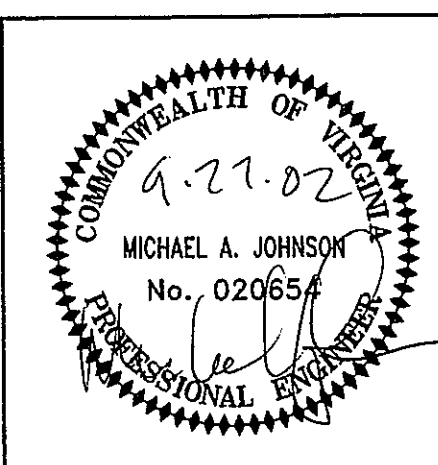
LANDSCAPE PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TREE COVER	COVER CREDIT
★	5	ACER SACCHARUM	SUGAR MAPLE	2"	200 SF	1000 SF
✱	5	PICEA ABIES	NORWAY SPRUCE	2"	150 SF	750 SF
TOTAL					350 SF	1750 SF

Application No. RZ2001-54-055 Staff F. Baranyski
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11/13/02
Date of (BOS) (PC) approval 11/18/02
Sheet 1 of 1

REVISIONS	DATE
REVISED LAYOUT PER COUNTY COMMENTS	4-16-02
REVISED LAYOUT PER COUNTY COMMENTS	9-27-02

FIELD BOOKS
HARD COPIES



Civil Design Services, Inc.
Engineering and Surveying Services

8807 Sudley Road, Suite 203 - Manassas, Virginia 20110
Phone: (703) 368-9116 Fax: (703) 369-2120

DESIGNED BY: RNR
CHECKED BY: RNR
DATE: MAY 3, 2001
SCALE: 1" = 50'

GENERAL DEVELOPMENT PLAN
COMPTON-BERRY PROPERTY
CENTREVILLE ROAD SITE

FAIRFAX COUNTY, VIRGINIA

JOB NUMBER:

SHEET 1
OF
SHEETS

RECEIVED
Department of Planning & Zoning
Zoning Evaluation Division
SEP 27 2009

CDS-C-238